



City of Harrisonburg, Virginia

Planning Commission Meeting

February 8, 2012

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the January 11, 2012 regular meeting.

2) New Business

Special Use Permit – 883 Chicago Avenue (10-3-97 (9) Religious Use)

Public hearing to consider a request from James and Connie Hillyard for a special use permit per Section 10-3-97 (9) to allow a religious use within the M-1, General Industrial District. The 39,985 +/- square foot parcel is located at 883 Chicago Avenue and can be found on tax map 39-E-1.

Special Use Permit – 301 West Market Street (10-3-40 (7) Occupancy up to 4 persons)

Public hearing to consider a request from JJCARMON LC with representative John H. Monger IV for a special use permit per Section 10-3-40 (7) to allow occupancy, other than permitted by right, of not more than four persons within the R-2, Residential District. The 8,768 +/- square foot parcel is located at 301 West Market Street (the corner of West Market Street and Academy Street) and can be found on tax map 35-V-14.

Rezoning – Pedcor Investments (R-3, Medium Density Residential District)

Public hearing to consider a request from Cosher Development, LLC with representative Thomas G. Crowe, EVP, Pedcor Investments, LLC to rezone three parcels totaling 4.54 acres from R-3C, Multiple Dwelling Residential District to R-3, Medium Density Residential District. The properties are located at the intersection of Pear Street and South High Street and can be found on tax maps 9-E-1, 2, and 3.

Special Use Permit – Pedcor Investments, LLC Multi-family in R-3

Public hearing to consider a request from Cosher Development, LLC with representative Thomas G. Crowe, EVP, Pedcor Investments, LLC for a special use permit per Section 10-3-48.4 (6) to allow for multiple family dwellings of up to twelve units per building within the R-3, Medium Density Residential District. The properties, totaling 4.54 acres, are located at the intersection of Pear Street and South High Street and can be found on tax maps 9-E-1, 2, and 3.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

Matters Regarding the Proposed Parking Lot Landscaping Ordinance

7) Adjournment

Staff will be available Monday March 12, 2012 at 4:30 p.m. for those interested in going on a field trip to view the sites for the March 14, 2012 agenda.